



Environmental Planning Commission

***Agenda Number: 7
Project Number: 1005001
Case Numbers: 09EPC-40045/40046
18 February 2010***

Staff Report

<i>Applicant</i>	Jason Alarid
<i>Requests</i>	Sector Development Plan Map Amendment (Zone Change) & Site Development Plan for Building Permit
<i>Legal Description</i>	Lots 19, 20 & 21, Block 20, Albright Addition
<i>Location</i>	On 6 th Street NW between Constitution and Kinley
<i>Size</i>	Approximately 0.33 acres
<i>Existing Zoning</i>	SU-2/SR
<i>Proposed Zoning</i>	SU-2/SU-1 for Residential and/or Law Office, Court Reporter, Accountant, Architect, Engineer or Doctor Office

Staff Recommendation

DEFERRAL of 09EPC-40045, for ninety days to 13 May 2010, based on the applicant's request.

DEFERRAL of 09EPC-40046, for ninety days to 13 May 2010, based on the applicant's request.

Staff Planner

Russell Brito, Long Range Div. Manager

Summary of Analysis

This is a request for a sector development plan map amendment and a related site development plan for a property that is partly non-compliant as to use. The existing law office building is located on Lots 19 and 20 with the correct zoning, but the vehicular access is on the adjacent Lot 21, zoned SU-2/SR (single-family residential). A map amendment for Lot 21 and incorporation of that lot into the site development plan for the three-lot site is necessary to resolve the situation.

The applicant has adequately justified the requests as per the goals and policies of the Comprehensive Plan and the Sawmill/Wells Park Sector Development Plan and the policies of R-270-1980. The site development plan needs to be revised to bring it into compliance with applicable, Zoning Code regulations. The applicant is requesting a ninety-day deferral to 13 May 2010.

There is no known neighborhood or other opposition. Planning staff supports the request for deferral of both requests as they are linked and should be heard concurrently.

Agency comments used in the preparation of this report begin on Page 16.
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AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-2/S-R and SU-2/SU-1 for Residential and/or Law Office, Court Reporter, Accountant, Architect, Engineer or Doctor Office	Central Urban Sawmill/Wells Park Sector Development Plan	Law office
<i>North</i>	SU-2 for S-R (Sawmill Residential)	Central Urban Sawmill/Wells Park Sector Development Plan	Residential
<i>South</i>	SU-2 for S-R (Sawmill Residential)	Central Urban Sawmill/Wells Park Sector Development Plan	Residential
<i>East</i>	SU-2 for R-T SU-2 for S-R (Sawmill Residential)	Central Urban Sawmill/Wells Park Sector Development Plan	Alley, residential
<i>West</i>	SU-2 for S-R (Sawmill Residential)	Central Urban Sawmill/Wells Park Sector Development Plan	Residential, daycare center

Background, History & Context

The EPC approved a change from SU-2/S-R to “SU-2 for SU-1 for Residential and/or Law Office, Court Reporter, Accountant, Architect, Engineer, or Doctor Office” (Project #1005001) for the southern portion of the subject site (Lots 19 and 20) in August 2006. A corresponding site development plan was also approved at this time. The requested and approved zoning was supported by the neighborhood because it was specific for residential and/or a limited list of professional offices.

The owner/applicant at that time did not include the northern portion of the subject site (Lot 21) as part of the zone change. Lot 21 was purchased by the current owner/applicant along with lots 19 and 20 and is used as vehicular access and parking for the premise, uses that are not allowed by the underlying SU-2/S-R zoning. This current request seeks to remedy the situation.

North of the subject site is an existing building that once housed a non-compliant bail bond business. A zone change request to legitimize this use was recently denied by the EPC and then appealed to the City Council where it was denied again. Further north, across Constitution Ave. are single-family homes. To the east are four townhomes and more single-family homes. To the west, across 6th St. are a newer or remodeled single-family home and a day care center. To the south are single-family homes.

Long Range Roadway System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. Sixth Street is a Minor Arterial with an 86-foot right-of-way (ROW).

Public Facilities/Community Services

The subject site is served by Transit, though not directly. Albuquerque Ride Route #8-Menaul is the only local route that turns north onto 5th St. leaving downtown. The #8 turns south onto 6th St. approaching downtown. Routes #91, 93 and 94 are Express busses and will not stop in the area. However, Route #10-North Fourth St., which stops a couple of blocks east of the subject site, runs along 4th Street and has day, evening and weekend service.

The Gerald Cline Substation, located at 5408 2nd Street NW, provides police coverage. The nearest fire station is located about 0.5 mile to the northwest.

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; ***Staff Analysis is in Bold Italics***

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated Central Urban, which is a portion of the Established Urban Area. Therefore, the Central Urban Area is subject to policies of the Established Urban Area. The goal of the Central Urban Area is “to promote the Central Urban Area as a focus for arts, cultural, and public facilities/activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the City.”

The goal of the Established Urban Area is “to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment.” Applicable policies include:

Land Use Policies-

Policy II.B.5a: The Developing Urban and Established Urban areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

The proposed zoning and the accompanying site development plan further this policy. Residential uses and law offices already exist in the area and the subject request would not detract from the existing mix of uses; other professional office uses besides law office could also utilize the proposed zoning.

Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The requests further this policy. The proposed zoning for Lot 21 comports with the existing zoning on Lots 19 and 20 and would reflect an existing use that is compatible with the surrounding uses.

Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

This policy is furthered by these linked and associated requests. The existing building is sited so that generally it does not adversely affect the nearby residences. The site development plan proposes new off-street parking and landscaping that will minimize adverse effects on the neighborhood.

Policy II.B.5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

The requests further this policy by allowing for and proposing site improvements that would benefit the quality of the visual environment.

Policy II.B.5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

These requests further this policy by bolstering the existing use and the building on the site with improvements. They will also bolster the City's ability to enforce and ensure compliance with an adopted site development plan.

Policy II.B.5p: Cost-effective redevelopment techniques shall be developed and utilized.

The two requests further this policy because they will result in privately funded redevelopment on a small scale, which is a cost-effective redevelopment technique.

Sawmill/Wells Park Sector Development Plan (Rank III)

The Sawmill/Wells Park Sector Development Plan (SWPSDP) was first adopted in 1978 and then revised in 1996 (Enactment No.128-2002). The SWPSDP generally encompasses properties between Interstate 40 to the north and Mountain Rd. to the south, Rio Grande Blvd. to the west, and properties east of 5th St. on the east. The subject site is located two blocks west of the Plan's eastern boundary (4th St.).

ACTION PLANS:

The intent of the SWPSDP is to address the area's most critical issues, foster positive change and reinforce community stability, vitality and character (p. 1). The Plan, which sets forth public project design policies, land use goals and zoning, contains the following five Action Plan sections:

- Area Character and History Conservation Action Plan
- Housing Development and Improvement Action Plan
- Environmental Protection Action Plan
- Economic Development Action Plan (re: industrial/commercial strategies) contained in the "Sawmill Revitalization Strategy (SRS)" (Appendix C of the Plan)
- Public Project Action Plan (re: infrastructure)

Each Action Plan contains specific projects and implementation strategies to address the issues identified therein and fulfill the intent of the SWPSDP.

The Housing Development and Improvement Plan (HDIP) is intended to sustain the neighborhoods and support existing and future residents. The requested zoning and the existing building allow for residential use in conjunction with or instead of a professional office use. The site development plan conserves a building with a residential character that complements the other houses in the neighborhood. The requests further the intent of the HDIP.

The Economic Development Action Plan (EDAP) focuses on industrial and commercial revitalization and links redevelopment to job creation for area residents. The findings of the SRS, which are relevant to the entire area, are: 1) healthy growth of business will provide employment opportunities for residents, and 2) enlarged, strengthened and protected residential neighborhoods will provide a stable environment to benefit business. The two requests partially fulfill the intent of the EDAP because even though the law office is already established, there is the possibility that this business or future professional office uses will provide jobs for neighborhood residents.

Resolution 270-1980 (Policies for Zone Map Change Applications)

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Section 1.A.

The applicant has adequately explained and shown that the map amendment for Lot 21 will help to implement the Sawmill/Wells Park Sector Development Plan and will remain unobtrusive and discrete, thereby minimizing any adverse effects on the neighborhood.

Section 1.B.

The applicant has shown that the proposed zoning will stabilize the zoning for the premise by making the zoning for Lot 21 the same as that for Lots 19 and 20. The applicant has adequately met his burden to show why the change should be made.

Section 1.C.

The applicant has properly cited and discussed how the request meets applicable policies of the Comprehensive Plan and the intent of the Sawmill/Wells Park Sector Development Plan.

Section 1.D.

The applicant's justification satisfies this section by demonstrating that the proposed zoning is more advantageous to the community, as articulated in the Comprehensive Plan and the Sawmill/Wells Park Sector Development Plan.

Section 1.E.

The applicant asserts and Planning staff agrees that the permissive uses in the requested zoning will not be harmful to adjacent property, the neighborhood or the community. The subject site is part of a larger premise that already has the requested zoning.

Section 1.F.

The request will not require any capital expenditures by the city.

Section 1.G.

The cost of land or other economic considerations pertaining to the applicant are a factor, but not the determining factor for this request.

Section 1.H.

The site's location along a designated arterial street is not used alone as the justification for the requested office zoning.

Section 1.I.

The requested SU-1 zone category is a justified "spot zone" because it and the accompanying site development plan will facilitate realization of the Comprehensive Plan and the Sawmill/Wells Park Sector Development Plan.

Section 1.J.

This request is not a "strip zone."

The applicant has sufficiently justified the map amendment as per the criteria and policies of R-270-1980.

ANALYSIS OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Site Plan Layout / Configuration

The subject site is a three-lot premise with an existing building that is currently used as a law office. The existing and requested zoning allows residential and professional office uses.

The building was once and can be used again as a single-family residence. Its design and orientation on the site is compatible with surrounding residential and office development. The building is located on Sixth Street with parking proposed at the rear, adjacent to the alley.

The site development plan proposes to affect the as-built condition of the building and site with new parking and landscaping improvements.

Walls/Fences

There is an existing, 3'-high chain link fence along the front of the property, except where a curb-cut/drive aisle exists along 6th Street. A block wall exists at the rear of the property, some 27' from the alley and around the "courtyard" in the center-south portion of the site.

Vehicular Access, Circulation and Parking

Vehicular access is proposed from Sixth Street and the alley to the east. Lot 21 is proposed as a drive aisle with parking, but the Zoning Code requirement for a landscaped buffer and wall along the northern edge of the site will necessitate removal of that parking because the drive aisle needs to be at least 20' wide.

Parking is proposed and possible at the eastern end of the site with access from the alley and one space in the front yard along Sixth Street should be designated for handicapped parking.

Given the relatively small staff at the office (4 – 5) the six remaining parking spaces and the availability of parking along Sixth Street should be adequate.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian and bicycle access is possible from Sixth Street and the alley. The site plan proposes bicycle parking in the courtyard area. Transit access is available on nearby streets.

Lighting and Security

Existing, building-mounted lighting is proposed to remain. No freestanding light fixtures are proposed.

Landscaping

The front yard of the site and the existing courtyard are landscaped with a xeriscape theme with existing shrubs and mature trees. The Zoning Code's Landscape Regulations require a landscape

buffer along the northern edge of the site where this non-residential zone abuts a residential zone (SU-2/S-R). Section 14-16-3-10(E)(4) requires a ten foot-wide strip consisting primarily of trees and a six-foot high opaque wall or fence to visually screen the circulation area on Lot 21.

Because the adjacent site once had a flower shop and nursery, the zoning in the Sawmill/Wells Park Sector Development Plan (SU-2/S-R) allows for these uses in addition to residential. Staff recommends that the landscape buffer be six feet wide instead of ten feet, as allowed by Section 14-16-3-10(E)(3). The requirement for the six-foot high opaque wall of fence should still apply, though, as the property to the north could still be used as a single-family home.

Public Outdoor Space

The existing landscaped courtyard provides ample open space for employees, residents and visitors.

Grading, Drainage, Utility Plans

The site is mainly as-built and any changes will not affect drainage.

Architecture

The existing building is typical for this neighborhood, with a pueblo vernacular and off-white stucco exterior. An awning exists along the front façade in front of/above a covered patio entry.

Signage

A simple window sign exists to identify the law office use.

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

No significant comments other than those from the City Engineer regarding parking on Lot 21.

NEIGHBORHOOD/PUBLIC CONCERNS

The applicant met with a neighborhood representative at a facilitated meeting on Wednesday 09 September 2009. The concerns of the neighborhood representative appear to be addressed by the applicant and the site development plan except for the timing of improvements, which will need to be done if and when the site development plan is approved by the EPC and signed-off by the DRB.

There is no known neighborhood or other opposition.

CONCLUSIONS

The applicant has adequately justified the map amendment request and the site development plan will comply with Zoning Code requirements with the recommended conditions of approval.



Above: View from Sixth Street, looking ESE.



View from alley, looking SW.



View of proposed parking area from alley, looking W.

FINDINGS – 09EPC-40045

1. This is a request for a map amendment to the Sawmill/Wells Park Sector Development Plan for Lot 21, Block 20, Albright Addition, located on Sixth Street NW between Constitution Avenue and Kinley Avenue, from *SU-2/S-R* to *SU-1 for Residential and/or Law Office, Court Reporter, Accountant, Architect, Engineer or Doctor Office*.
2. This request is accompanied by a site development plan for building permit (09EPC-40046).
3. Comprehensive Plan:
 - a. Residential uses and law offices already exist in the area and the subject request would not detract from the existing mix of uses; other professional office uses besides law office could also utilize the proposed zoning (Policy II.B.5.a.).
 - b. The proposed zoning for Lot 21 comports with the existing zoning on Lots 19 and 20 and would reflect an existing use that is compatible with the surrounding uses (Policy II.B.5.d.).
 - c. The existing building is sited so that generally it does not adversely affect the nearby residences. The site development plan proposes new off-street parking and landscaping that will minimize adverse effects on the neighborhood (Policy II.B.5.i.).
 - d. The requests allow for and propose site improvements that would benefit the quality of the visual environment (Policy II.B.5.m.).
 - e. These requests bolster the existing use and the building on the site with improvements. They will also bolster the City's ability to enforce and ensure compliance with an adopted site development plan (Policy II.B.5.o.).
 - f. The two requests will result in privately funded redevelopment on a small scale, which is a cost-effective redevelopment technique (Policy II.B.5.p.).
4. Sawmill/Wells Park Sector Development Plan:
 - a. The requests further the intent of the Housing Development and Improvement Plan (HDIP), which is intended to sustain the neighborhoods and support existing and future residents. The requested zoning and the existing building allow for residential use in conjunction with or instead of a professional office use. The site development plan conserves a building with a residential character that complements the other houses in the neighborhood.

- b. The Economic Development Action Plan (EDAP) focuses on industrial and commercial revitalization and links redevelopment to job creation for area residents. The two requests partially fulfill the intent of the EDAP because even though the law office is already established, there is the possibility that this business or future professional office uses will provide jobs for neighborhood residents.
5. This map amendment is justified as per R-270-1980, the Policies and Criteria for Zone Changes:
- a. The applicant has adequately explained and shown that the map amendment for Lot 21 will help to implement the Sawmill/Wells Park Sector Development Plan and will remain unobtrusive and discrete, thereby minimizing any adverse effects on the neighborhood (Section 1.A.).
 - b. The applicant has shown that the proposed zoning will stabilize the zoning for the premise by making the zoning for Lot 21 the same as that for Lots 19 and 20. The applicant has adequately met his burden to show why the change should be made (Section 1.B.).
 - c. The applicant has properly cited and discussed how the request meets applicable policies of the Comprehensive Plan and the intent of the Sawmill/Wells Park Sector Development Plan (Section 1.C.).
 - d. The applicant's justification satisfies this section by demonstrating that the proposed zoning is more advantageous to the community, as articulated in the Comprehensive Plan and the Sawmill/Wells Park Sector Development Plan (Section 1.D.).
 - e. The applicant asserts and Planning staff agrees that the permissive uses in the requested zoning will not be harmful to adjacent property, the neighborhood or the community. The subject site is part of a larger premise that already has the requested zoning (Section 1.E.).
 - f. The request will not require any capital expenditures by the city (Section 1.F.).
 - g. The cost of land or other economic considerations pertaining to the applicant are a factor, but not the determining factor for this request (Section 1.G.).
 - h. The site's location along a designated arterial street is not used alone as the justification for the requested office zoning (Section 1.H.).
 - i. The requested SU-1 zone category is a justified "spot zone" because it and the accompanying site development plan will facilitate realization of the Comprehensive Plan and the Sawmill/Wells Park Sector Development Plan (Section 1.I.).
 - j. This request is not a "strip zone" (Section 1.J.).

6. The applicant met with a neighborhood representative at a facilitated meeting on Wednesday 09 September 2009. There is no known neighborhood or other opposition.

RECOMMENDATION

APPROVAL of 09EPC-40045, a Sector Development Plan Map Amendment (Zone Change), from SU-2/SR to SU-2/SU-1 for Residential and/or Law Office, Court Reporter, Accountant, Architect, Engineer or Doctor Office, for Lot 21, Block 20, Albright Addition, based on the preceding Findings and subject to the following Condition of Approval.

CONDITION OF APPROVAL - 09EPC-40045

1. Development Review Board (DRB) sign-off of the accompanying site development plan for subdivision (09EPC-40046)
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FINDINGS – 09EPC-40046

1. This is a request for a site development plan for building permit for Lots 19, 20 and 21, Block 20, Albright Addition, located on Sixth Street NW between Constitution Avenue and Kinley Avenue, zoned *SU-1 for Residential and/or Law Office, Court Reporter, Accountant, Architect, Engineer or Doctor Office*.
2. This request accompanies a map amendment request (09EPC-40045).
3. Comprehensive Plan:
 - a. Residential uses and law offices already exist in the area and the subject request would not detract from the existing mix of uses; other professional office uses besides law office could also utilize the proposed zoning (Policy II.B.5.a.).
 - b. The proposed zoning for Lot 21 comports with the existing zoning on Lots 19 and 20 and would reflect an existing use that is compatible with the surrounding uses (Policy II.B.5.d.).

- c. The existing building is sited so that generally it does not adversely affect the nearby residences. The site development plan proposes new off-street parking and landscaping that will minimize adverse effects on the neighborhood (Policy II.B.5.i.).
 - d. The requests allow for and propose site improvements that would benefit the quality of the visual environment (Policy II.B.5.m.).
 - e. These requests bolster the existing use and the building on the site with improvements. They will also bolster the City's ability to enforce and ensure compliance with an adopted site development plan (Policy II.B.5.o.).
 - f. The two requests will result in privately funded redevelopment on a small scale, which is a cost-effective redevelopment technique (Policy II.B.5.p.).
4. Sawmill/Wells Park Sector Development Plan:
- a. The requests further the intent of the Housing Development and Improvement Plan (HDIP), which is intended to sustain the neighborhoods and support existing and future residents. The requested zoning and the existing building allow for residential use in conjunction with or instead of a professional office use. The site development plan conserves a building with a residential character that complements the other houses in the neighborhood.
 - b. The Economic Development Action Plan (EDAP) focuses on industrial and commercial revitalization and links redevelopment to job creation for area residents. The two requests partially fulfill the intent of the EDAP because even though the law office is already established, there is the possibility that this business or future professional office uses will provide jobs for neighborhood residents.
5. Conditions of Approval are necessary to bring the site into compliance with the requirements and intent of the Zoning Code.
6. The applicant met with a neighborhood representative at a facilitated meeting on Wednesday 09 September 2009. There is no known neighborhood or other opposition.

RECOMMENDATION

APPROVAL of 09EPC-40046, a site development plan for building permit, for Lots 19, 20 and 21, Block 20, Albright Addition, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 09EPC-40046

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. A six-foot high opaque wall or fence and a six-foot landscape buffer, consisting primarily of trees shall be placed along the northern edge of the site where it abuts Lot 22 (Zoning Code Section 14-16-3-10(E)).
4. City Engineer Conditions:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 - b. Lot 21 – The disabled parking space as shown is non-conforming. Therefore, move disabled parking space to front of existing building or off alley adjacent to 6' walkway and proposed parking. If a six-foot landscape buffer is required between lots 21 and 22, as recommended by the Staff Planner, the distance between the parallel parking and access to through traffic will be reduced to 9'. This is insufficient for one-way circulation. As a result, the parallel parking will need to be deleted. However, lot 21 could still be used to provide access from 6th Street to the alley.
 - c. Primary access and parking to the site is from the existing alley. Therefore, alley will need to be improved to accommodate this condition.
 - d. If infrastructure is existing (i.e. sidewalk, curb and gutter, utilities, etc.), label it as such.
 - e. South curb cut, to parking space 1, will need to be widened to 18' (minimum DPM standard).
 - f. Site plan shall comply and be designed per DPM Standards and as approved by the EPC.

***Russell Brito
Division Manager***

cc: Jason Alarid, 1412 6th Street NW, Albuquerque, NM 87102
Fred Sais, Wells Park N.A., 1508 Los Tomases NW, Albuquerque, NM 87102
Peter Armijo, Wells Park N.A., 515 Constitution NW, Albuquerque, NM 87102
Connie Chavez, Sawmill Community Land Trust, 904 19th Street NW, Albuquerque, NM 87104
Vicente Quevedo, Sawmill Community Land Trust, 904 19th Street NW, Albuquerque, NM 87104
Chris Catechis, North Valley Coalition, 5733 Guadalupe Tr. NW, Albuquerque, NM 87107
Claude Morelli, North Valley Coalition, 7 Garden Park Cir. NW, Albuquerque, NM 87107

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Provide a plan for the existing landscaping.

Office of Neighborhood Coordination

Wells Park NA (R)

Sawmill Community Land Trust

North Valley Coalition

7/6/09 – Notified Mr. Alarid that the North Valley Coalition needs to be notified of this EPC Project - siw

Long Range Planning

CITY ENGINEER

Transportation Development Services

- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- Lot 21 – The disabled parking space as shown is non-conforming. Therefore, move disabled parking space to front of existing building or off alley adjacent to 6' walkway and proposed parking. If a six foot landscape buffer is required between lots 21 and 22, as recommended by the Staff Planner, the distance between the parallel parking and access to through traffic will be reduced to 9'. This is insufficient for one way circulation. As a result, the parallel parking will need to be deleted. However, lot 21 could still be used to provide access from 6th Street to the alley. See Traffic Engineer for other suggestions for parking.
- Primary access and parking to the site is from the existing alley. Therefore, alley will need to be improved to accommodate this condition.
- If infrastructure is existing (i.e. sidewalk, curb and gutter, utilities, etc.), label it as such.
- South curb cut, to parking space 1, will need to be widened to 18' (min. DPM standard).
- Site plan shall comply and be designed per DPM Standards.

Traffic Engineering Operations

Hydrology

- The Hydrology section has no objection to the Zone Map Amendment. No adverse comments on Site Plan.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

- Reviewed, and no comments regarding on-street bikeways, off-street trails or roadway system facilities.

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- No comments received.

**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT
and NMDOT:**

Conditions of approval for the proposed Zone Map Amendment and Site Development Plan for Building Permit shall include:

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- b. Lot 21 – The disabled parking space as shown is non-conforming. Therefore, move disabled parking space to front of existing building or off alley adjacent to 6' walkway and proposed parking. If a six foot landscape buffer is required between lots 21 and 22, as recommended by the Staff Planner, the distance between the parallel parking and access to through traffic will be reduced to 9'. This is insufficient for one way circulation. As a result, the parallel parking will need to be deleted. However, lot 21 could still be used to provide access from 6th Street to the alley.
- c. Primary access and parking to the site is from the existing alley. Therefore, alley will need to be improved to accommodate this condition.
- d. If infrastructure is existing (i.e. sidewalk, curb and gutter, utilities, etc.), label it as such.
- e. South curb cut, to parking space 1, will need to be widened to 18' (minimum DPM standard).
- f. Site plan shall comply and be designed per DPM Standards and as approved by the EPC.

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Reviewed, no objection. Request does not affect our facilities.

Open Space Division

Open Space has no adverse comments

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved as long as it does not hinder refuse service; and also must comply with the Solid Waste Ordinance.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Adjacent and nearby routes	Routes #8, Menaul route, #92, Taylor Ranch Express route, #93, Academy route and #94, Unser Express route, pass the site on 6 th , Street.
Adjacent bus stops	Nearest bus stop is 350 feet south of the property on 6 th street serving the above-mentioned routes in southbound direction.
Site plan requirements	None.
Large site TDM suggestions	N/A
Other information	None.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

No comment based on the information provided to date.